

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

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FAIR HOUSING JUSTICE CENTER, INC.;
PATRICIA DELONE-FELIX; STANLEY
FELIX; BIANCA JONES; and ROSLYN
SEALE,

Index No. 24 Civ. 4201

Plaintiffs,

AFFIDAVIT

-against-

JUDA NIAYZOV; ALEVTINA IOFFE;
EXCLUSIVE PROPERTIES REALTY, INC.;
NDERIM DEMIROVIC; 202 MARINE LLC;
XUEQIANG ZHENG; YU LI WENG; XIAN
JIN ZHANG; and REMAX EDGE REALTY, LLC,

Defendants.

-----X
STATE OF NEW YORK)
COUNTY OF QUEENS)

Christopher P. DelCioppio, an attorney duly admitted to practice law before this Court,
hereby declares under the penalty of perjury:

1. I am counsel for Defendants JUDA NIAYZOV, ALEVTINA IOFFE, EXCLUSIVE PROPERTIES REALTY, INC (the “Niayzov Defendants”) in this matter, and I am fully familiar with the facts herein. I submit this affidavit pursuant to an order from the court.

2. On May 7, 2025, I emailed to Defendants JUDA NIAYZOV, ALEVTINA IOFFE, EXCLUSIVE PROPERTIES REALTY, INC. a copy of the Minute Entry and Order dated April 24, 2025.

3. The email is included with this affidavit as Exhibit “A.”


Christopher P. DelCioppio, Esq.

Sworn to before me this
7th day of May, 2025


NOTARY PUBLIC

JULIE AKHUNOVA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AK6110104
Qualified in Queens County
Commission Expires August 18, 2028 28